

FAIR OAKS, CALIFORNIA

VILLAGE PARK RENOVATION PROJECT

05/01/2020

APN: 244-0171-029, 244-0171-020, 244-0203-001

CONTEXT MAP



**PROPERTY INFORMATION:**  
Below is a brief description of the property information for the site. Included in this application is the project Record of Survey that illustrates the limit of the various parcels, right of ways and easements.

Assessors Parcel Number 244-0171-029: Owned by the Fair Oaks Recreation and Park District

Assessors Parcel Number 244-0171-020: Commercial property recently purchased by the Fair Oaks Recreation and Park District

Assessors Parcel Number 244-0203-001: County records show a discrepancy in the ownership of the parcel although it is believed to be County property. District's legal counsel has opined that District almost certainly has acquired a prescriptive easement to continue using the property for parking, pedestrian, and access purposes per California Civil Code section 1009(d). District has been maintaining and managing the property for over 50 years.

Fair Oaks Recreation and Park District is currently submitting a Record of survey with the County Surveyors office for review and comment and expect the final survey be recorded in the County Records Office.

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L3.00	PROPOSED PARKING IMPROVEMENTS PLANS
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A3.2	EXTERIOR PERSPECTIVES
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S1.1	SITE RECORD SURVEY PLAN

PREPARED FOR

FAIR OAKS RECREATION AND PARK DISTRICT  
4150 Temescal Street  
Fair Oaks, CA 95628

PREPARED BY

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RECORD OF SURVEY  
CTA Engineering & Surveying  
3233 Monier Cir,  
Rancho Cordova, CA 957421  
Phone: (916) 638-0919

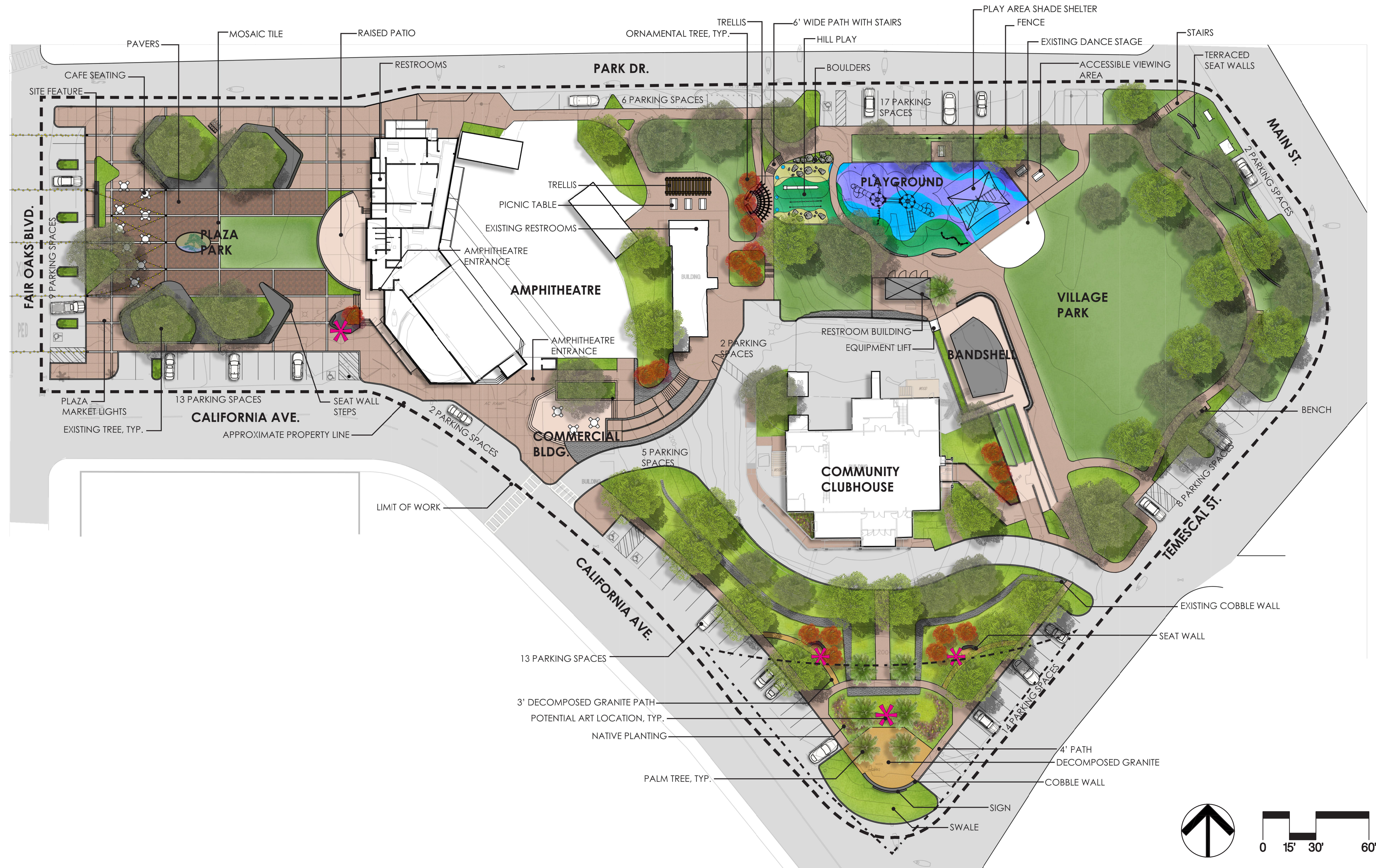
DESIGN REVIEW SUBMITTAL  
VILLAGE PARK RENOVATION PROJECT  
4238 MAIN STREET  
FAIR OAKS, CALIFORNIA 95628

ISSUE	DATE
PROJECT NO:	19032
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SHEET TITLE	COVER SHEET



ISSUE	DATE
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SHEET TITLE  
APPROVED SITE  
MASTER PLAN







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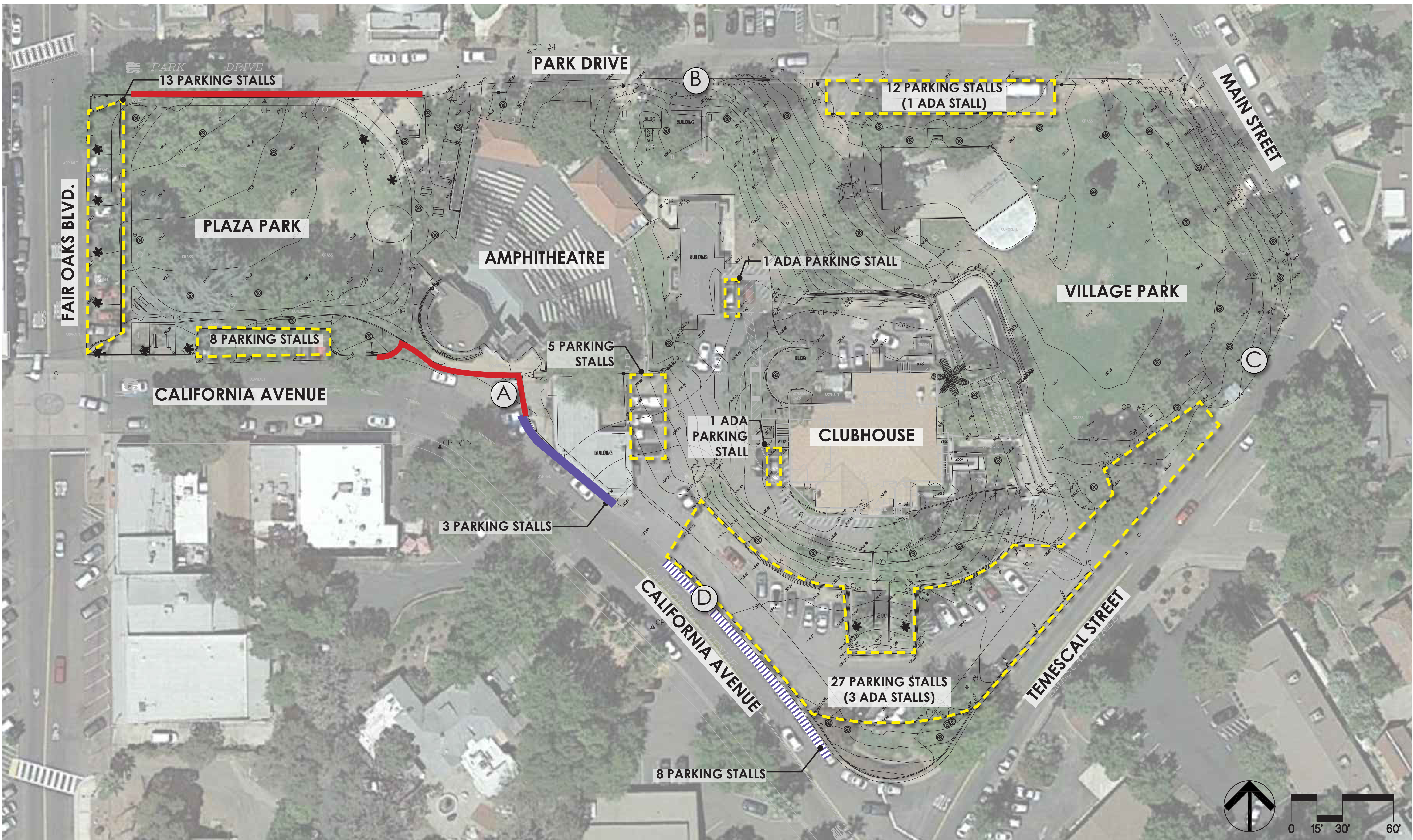
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SHEET TITLE  
EXISTING PARKING  
CONDITIONS  
PLAN

SHEET

L2.00



LEGEND

- PARKING AREA
- NON-STANDARD PARKING \*
- ON STREET PARKING \*
- NO STREET PARKING (RESTRICTED DESIGNATION) \*

TOTAL PARKING STALLS = 78  
TOTAL ADA PARKING STALLS = 6

\* Refer to Fair Oaks Village Parking and Circulation Study







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SHEET TITLE  
PROPOSED PARKING  
IMPROVEMENTS  
PLAN

SHEET

L3.00



LEGEND

- PROPOSED PARKING AREA
- \* SHORT TERM BIKE PARKING (each symbol represents 3 spaces)
- \* LONG TERM BIKE PARKING (each symbol represents 3 spaces)

TOTAL PARKING STALLS = 86  
TOTAL ADA PARKING STALLS = 9

BICYCLE PARK REQUIREMENTS		
	Long Term Bike Parking ( Class II)	Short Term Bike Parking ( Class III)
Required	86 stalls / 30 = 3 total	86 stalls / 30 = 3 total
Proposed	3 total	6 total







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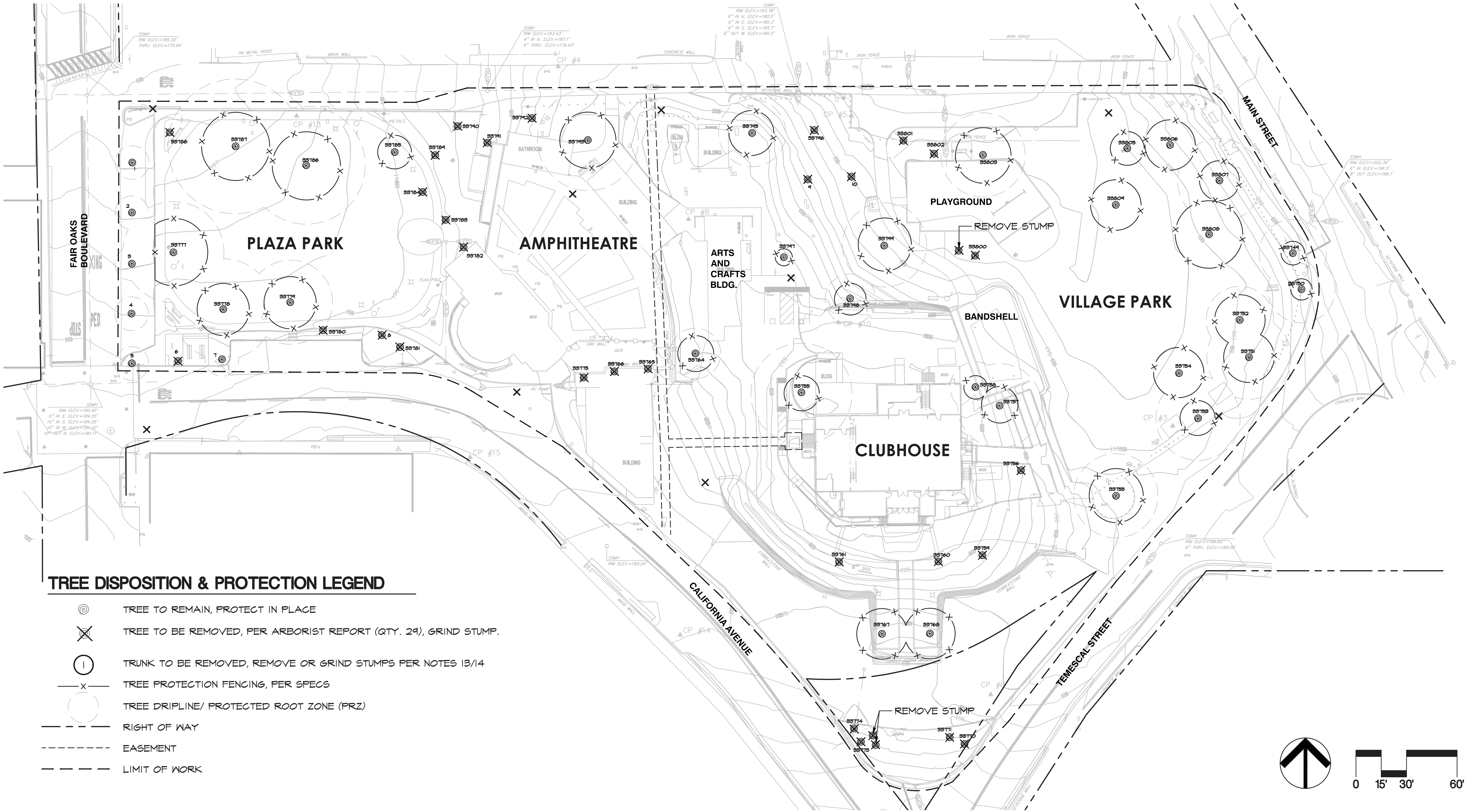
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SHEET TITLE  
TREE DISPOSITION  
PLAN

SHEET

L4.00



TREE DISPOSITION & PROTECTION LEGEND

- TREE TO REMAIN, PROTECT IN PLACE
- TREE TO BE REMOVED, PER ARBORIST REPORT (QTY. 29), GRIND STUMP.
- TRUNK TO BE REMOVED, REMOVE OR GRIND STUMPS PER NOTES 13/14
- TREE PROTECTION FENCING, PER SPECS
- TREE DRIPLINE/ PROTECTED ROOT ZONE (PRZ)
- RIGHT OF WAY
- EASEMENT
- LIMIT OF WORK





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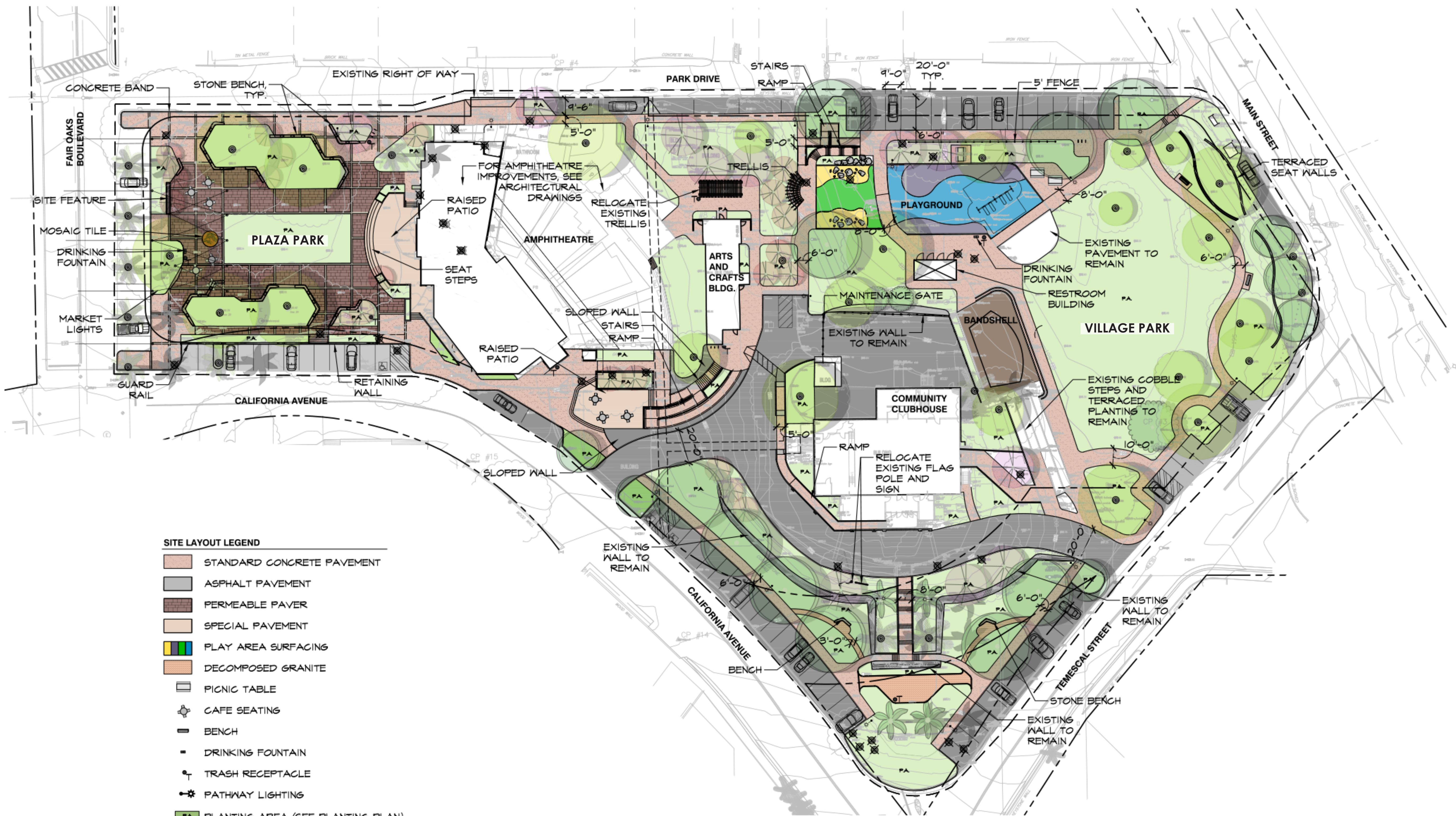
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SHEET TITLE  
SITE LAYOUT PLAN

SHEET

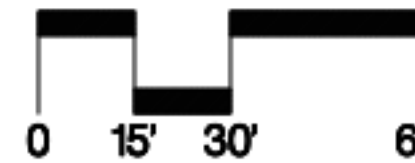
L5.00



SITE LAYOUT LEGEND

- STANDARD CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PERMEABLE PAVER
- SPECIAL PAVEMENT
- PLAY AREA SURFACING
- DECOMPOSED GRANITE
- PICNIC TABLE
- CAFE SEATING
- BENCH
- DRINKING FOUNTAIN
- TRASH RECEPTACLE
- PATHWAY LIGHTING
- PLANTING AREA (SEE PLANTING PLAN)
- BIKE RACK
- LANDSCAPE BOULDERS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

- RIGHT OF WAY
- EASEMENT
- LIMIT OF WORK







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SHEET TITLE  
PLANTING PLAN

SHEET

L6.00

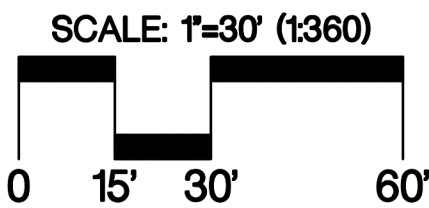


PLANTING LEGEND

- SHADE TREES**  
PISTACIA CHINENSIS / CHINESE PISTACHE  
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK  
QUERCUS LOBATA / VALLEY OAK
- EVERGREEN TREES**  
CEDRUS DEODARA / DEODAR CEDAR  
PHOTINIA X FRASERI / PHOTINIA
- ORNAMENTAL TREES**  
ACER GRISEUM / PAPERBARK MAPLE  
ARBUTUS X 'MARINA' / ARBUTUS STANDARD  
VITEX AGNUS-CASTUS / CHASTE TREE  
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM
- ACCENT PLANTING PALETTE**  
ACHILLEA MILLEFOLIUM / COMMON YARROW  
EPILOBIUM CANUM / HUMMINGBIRD TRUMPET  
MUHLENBERGIA RIGENS / DEER GRASS  
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE  
SALVIA LEUCANTHA / MEXICAN BUSH SAGE  
SOLIDAGO CALIFORNICA / CALIFORNIA GOLDENROD  
STACHYS BYZANTINA / LAMB'S EAR  
YUCCA FILAMENTOSA 'BRIGHT EDGE' / ADAM'S NEEDLE
- STRUCTURAL PLANTING PALETTE**  
ACHILLEA MILLEFOLIUM / COMMON YARROW  
CALLISTEMON CITRINUS 'LITTLE JOHN' / LITTLE JOHN DWARF BOTTLEBRUSH  
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER  
MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE  
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE  
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN  
SALVIA LEUCANTHA / MEXICAN BUSH SAGE
- MEADOW PLANTING PALETTE**  
ACHILLEA MILLEFOLIUM / COMMON YARROW  
CENTAUREA CYANUS / CORNFLOWER  
EPILOBIUM CANUM / HUMMINGBIRD TRUMPET  
FESTUCA RUBRA / RED FESCUE  
LUPINUS SUCCULENTUS / ARROYO LUPINE  
MUHLENBERGIA RIGENS / DEER GRASS  
RUDBECKIA HIRTA / BLACK-EYED SUSAN  
SOLIDAGO CALIFORNICA / CALIFORNIA GOLDENROD  
STIPA FULCHRA / PURPLE NEEDLE GRASS
- LAWN**
- EXISTING TREE TO REMAIN, TYP.**

PLANTING NOTES:

1. LANDSCAPE IRRIGATION: ALL PLANTING AREAS SHALL BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED IN ACCORDANCE WITH THE DISTRICT'S "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" ORDINANCE.







BENCHES



BIKE RACK



PICNIC TABLE



CAFE SEATING



TRASH RECEPTACLE



DRINKING FOUNTAIN



TRELLIS



PLAY STRUCTURE



MARKET LIGHTS



PATHWAY LIGHTING



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SHEET TITLE  
LANDSCAPE  
MATERIALS AND  
FURNISHINGS

SHEET

L7.00



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Solidago californica / California Goldenrod



Centaurea cyanus / Cornflower



Muhlenbergia rigens / Deer Grass



Yucca filamentosa / Adam's Needle



Callistemon citrinus 'Little John' /  
Little John Dwarf Bottlebrush



Epilobium canum / Hummingbird Trumpet



Rudbeckia hirta / Black-Eyed Susan



Cotoneaster dammeri 'Lowfast' /  
Lowfast Bearberry Cotoneaster



Salvia leucantha / Mexican Sage Brush



Olea europaea 'Little Ollie' / Little Ollie Olive



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SHEET TITLE:  
PROPOSED PLANT  
PALETTE

SHEET

L8.00





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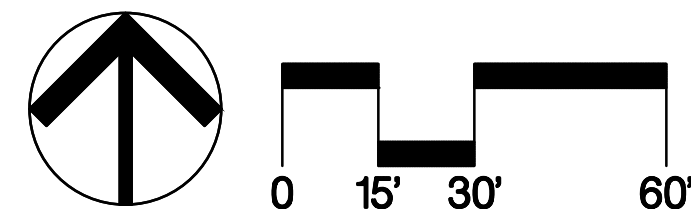
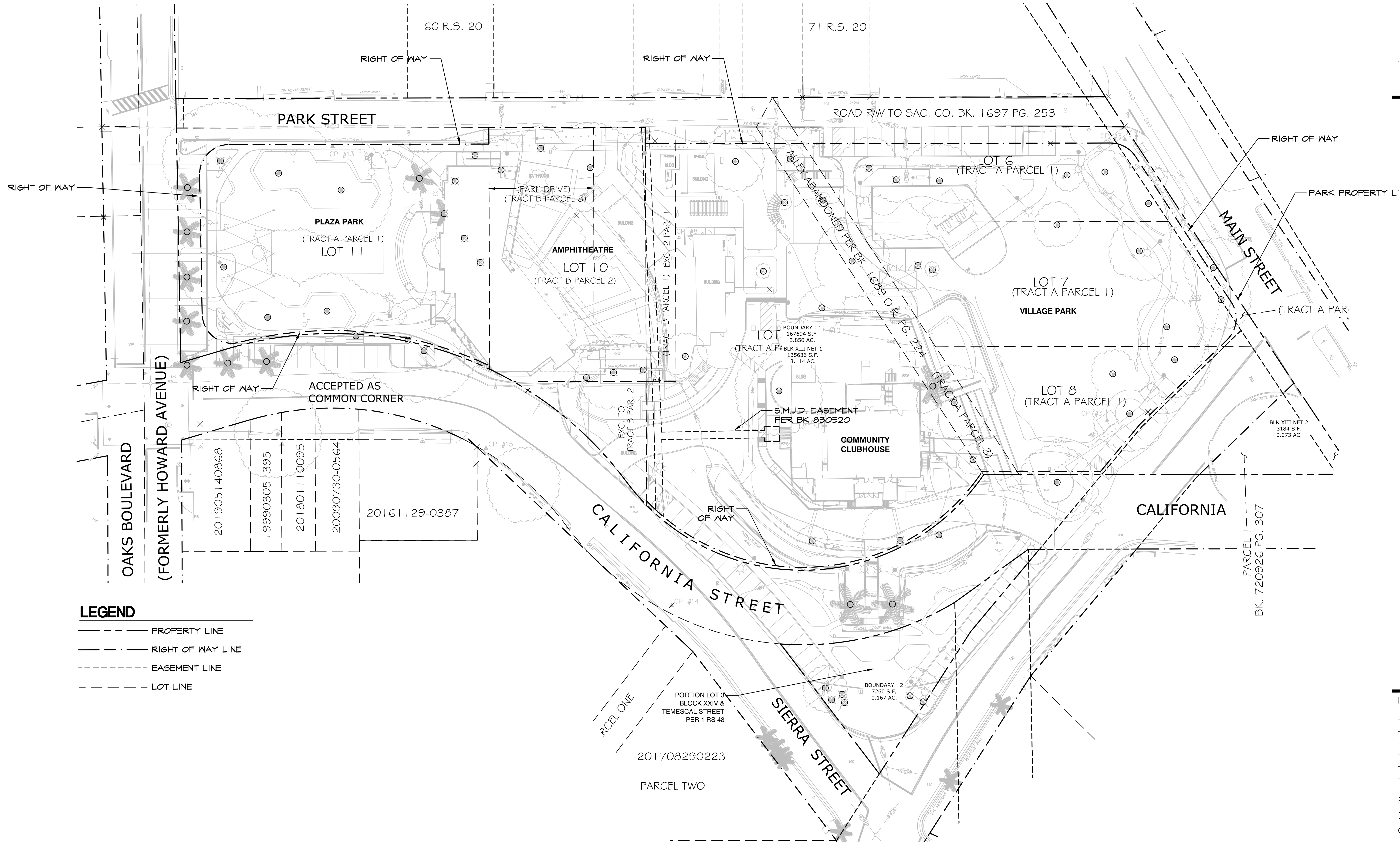
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SHEET TITLE  
PARK SITE SURVEY

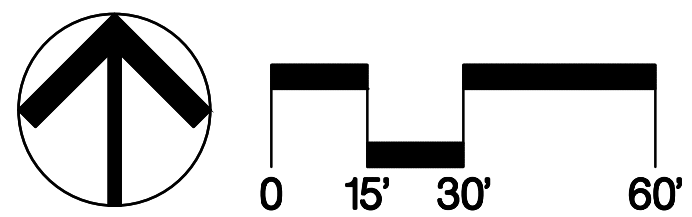
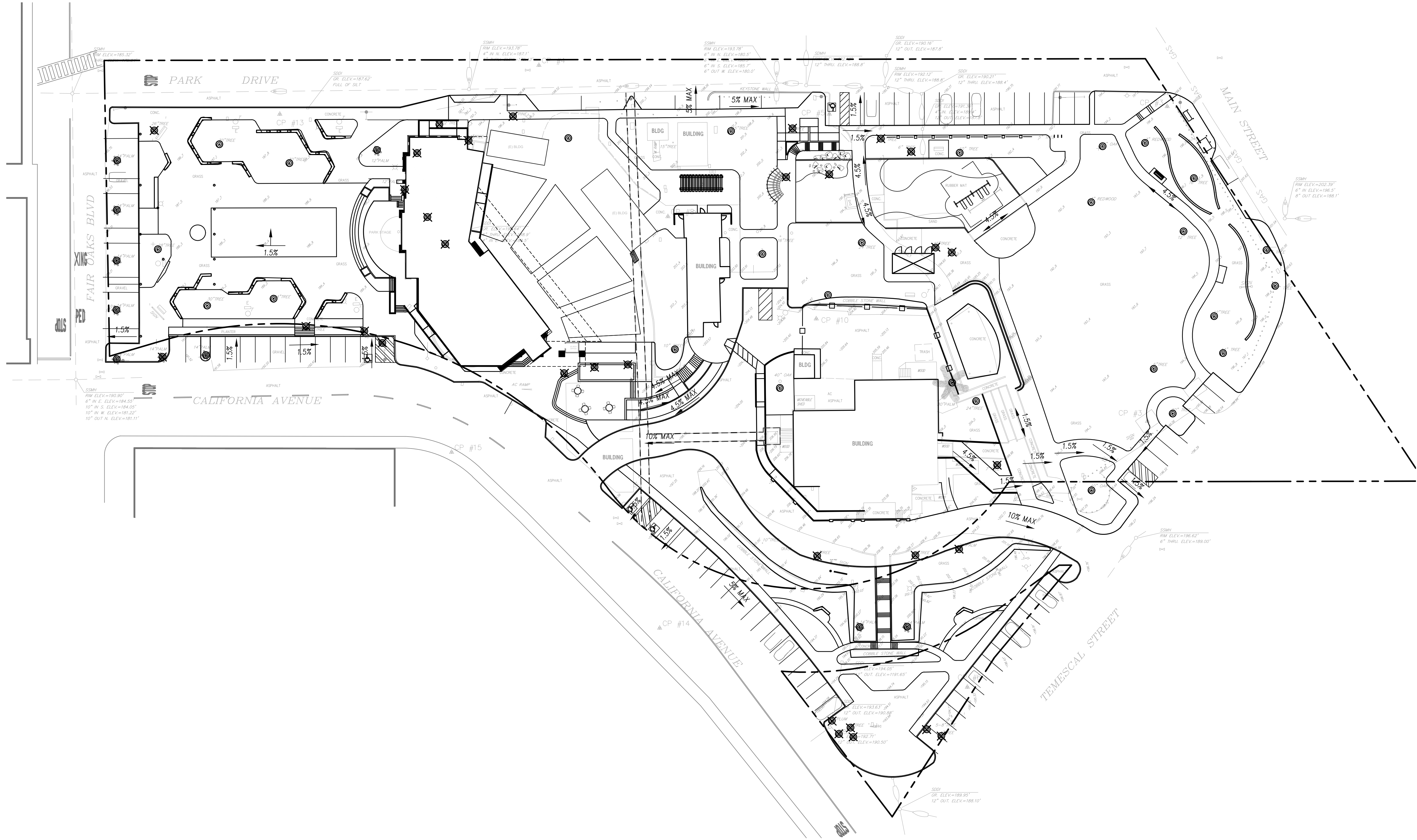
SHEET

L9.00





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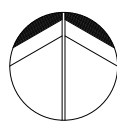
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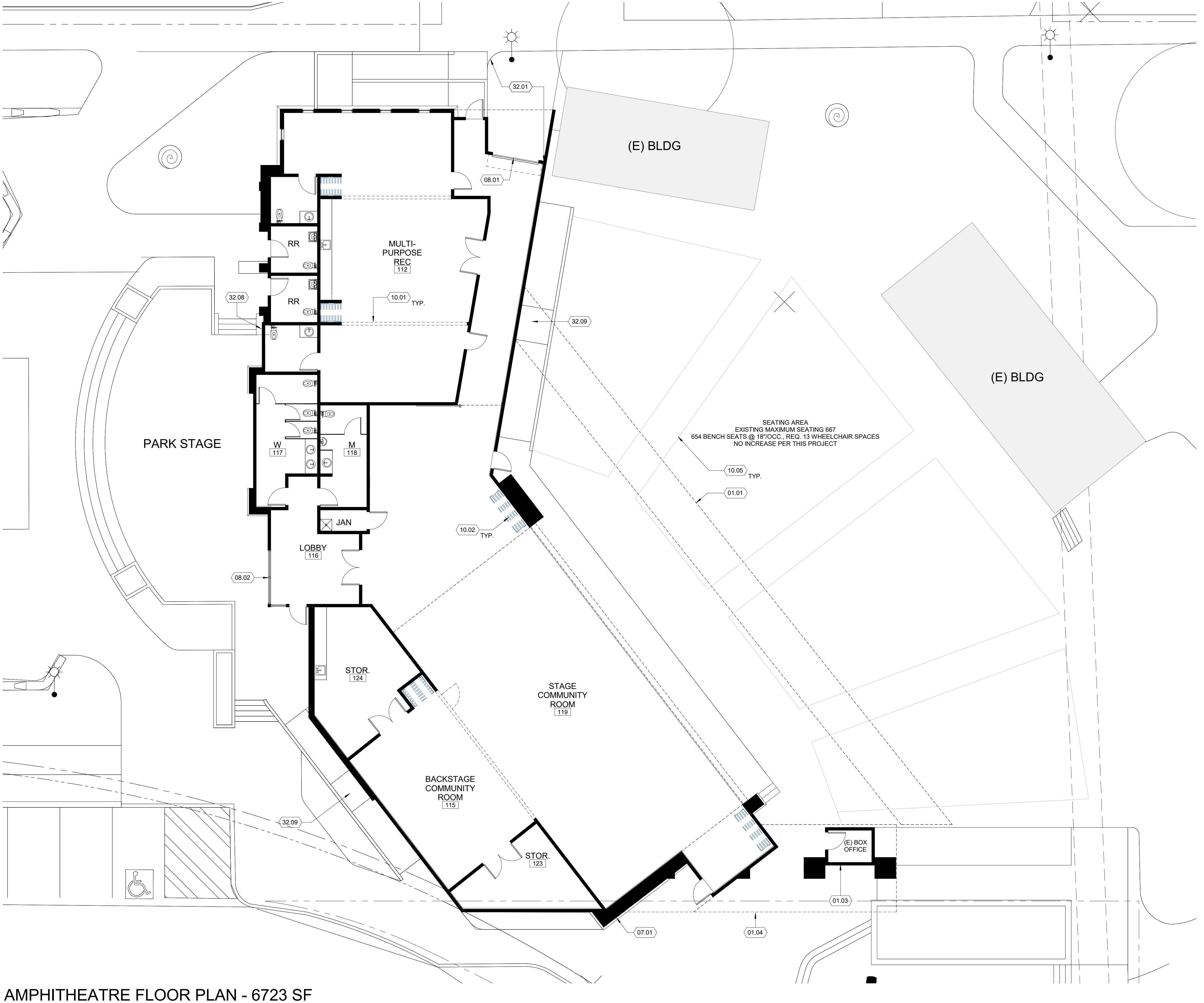
SHEET TITLE  
GRADING PLAN



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AMPHITHEATRE FLOOR PLAN - 6723 SF  
SCALE: 1/8" = 1'-0"



KEYNOTES

- 01.01 (E) THEATRICAL TRUSS ABOVE.
- 01.03 (E) BOX OFFICE. REROOF AND PROVIDE NEW ARCHITECTURAL COLUMNS PER PLAN/ELEVATION.
- 01.04 TRACE OF ROOF O.H. ABOVE.
- 07.01 TYP. WALL FURRED OUT FOR CANTED WALL PER ELEVATION.
- 08.01 ROLL UP DOOR.
- 08.02 STOREFRONT WINDOW SYSTEM PER ELEVATION, TYPICAL.
- 10.01 OPERABLE PARTITION, TYPICAL.
- 10.02 STAGE SLIDING "BARN" STYLE DOOR SYSTEM.
- 10.05 IMPROVED THEATER SEATING.
- 32.01 LOADING DOCK, CONC.
- 32.08 C.I.P. CONCRETE STAIRS.
- 32.09 C.I.P. CONCRETE RAMP.



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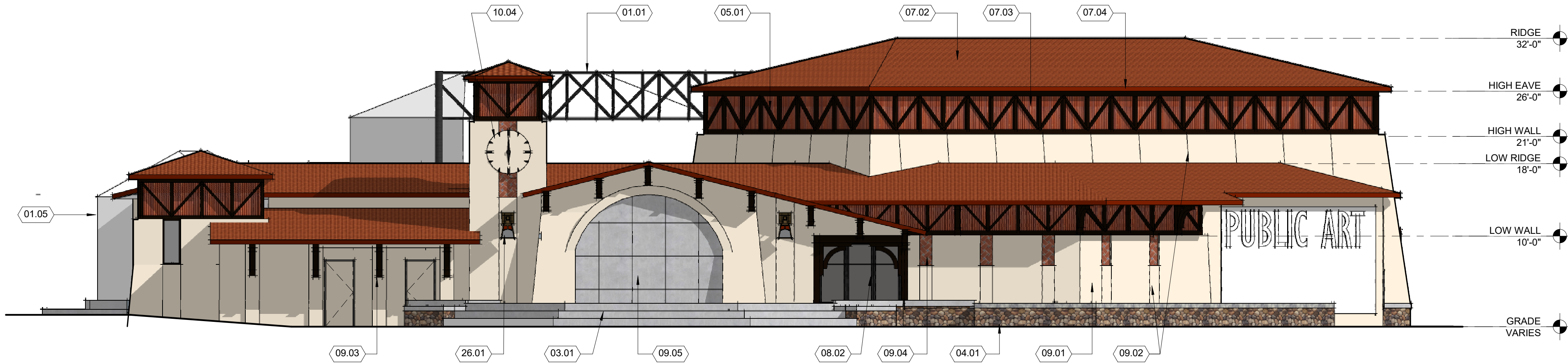
SHEET TITLE

FLOOR PLAN

SHEET

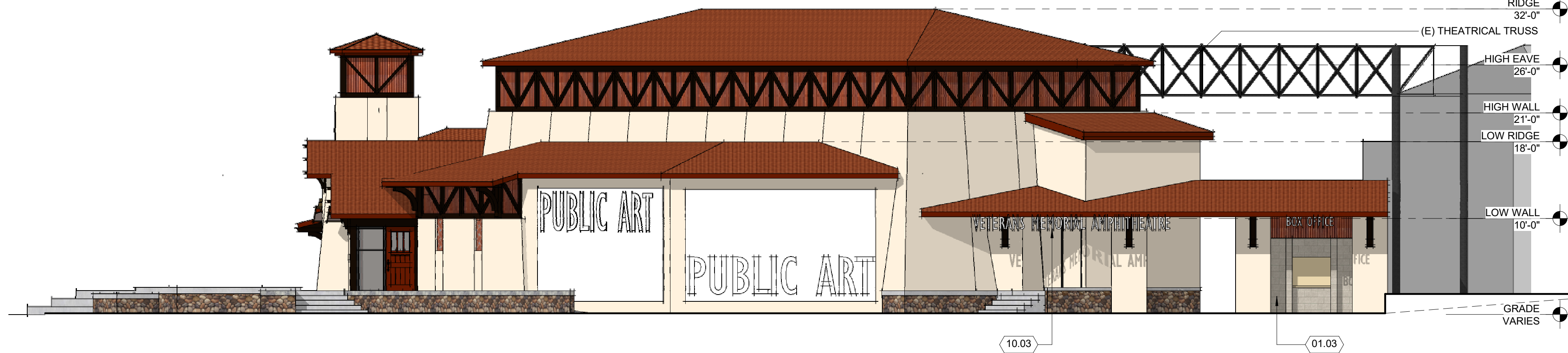
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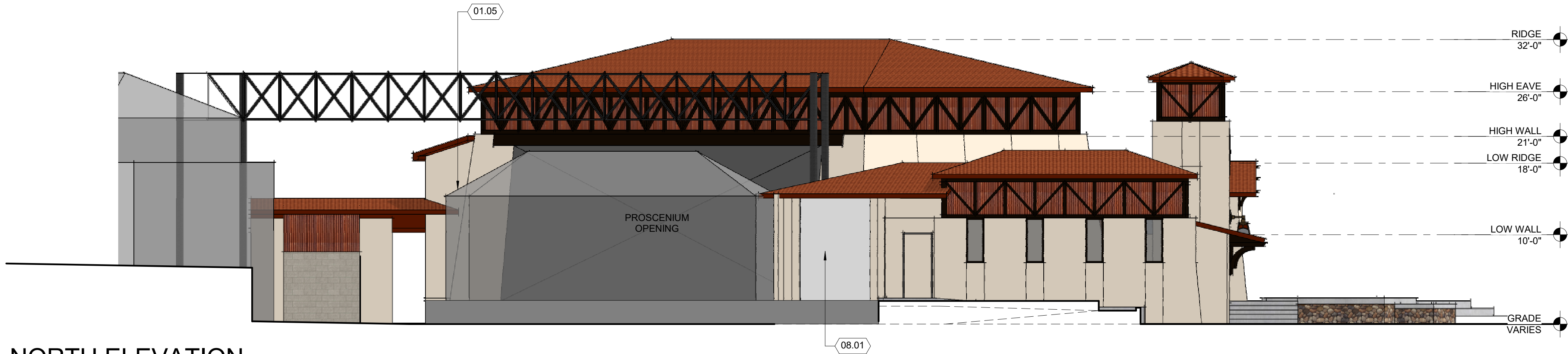
WEST ELEVATION

SCALE: 1/8" = 1'-0"



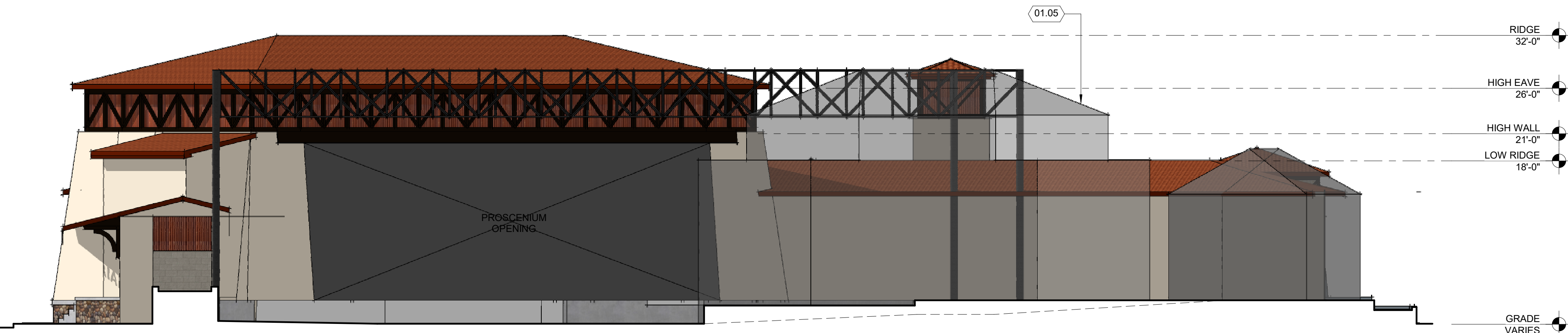
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTES

Keynote	Note Text
01.01	(E) THEATRICAL TRUSS ABOVE.
01.03	(E) BOX OFFICE, REROOF AND PROVIDE NEW ARCHITECTURAL COLUMNS PER PLAN/ELEVATION.
01.05	OVERLAY/TRACE OF ADJACENT THEATER COMPLEX BLDG.
03.01	CONCRETE STAGE
04.01	CULTURED STONE VENEER ADHERED ov/ SCRATCH & BROWN PLASTER SYSTEM
05.01	STEEL TRUSS, PAINT.
07.01	TYP. WALL FURRED OUT FOR CANTED WALL PER ELEVATION.
07.02	CONCRETE ROOF TILES, SIMULATED TERRA COTTA TILE, BORAL BARCELONA 900 SERIES, CALIFORNIA MISSION BLEND.
07.03	24 GA. CORRUGATED PREFINISHED METAL WALL PANEL, SIMULATED WEATHERED STEEL COLOR.
07.04	24 GA. GALV. SHEET METAL GUTTER ov/ FASCIA BD - PAINT
08.01	ROLL UP DOOR.
08.02	STOREFRONT WINDOW SYSTEM PER ELEVATION, TYPICAL.
09.01	3 COAT PLASTER SYSTEM w/ LIGHT SAND FINISH, MATCH KELLY MOORE KM4593 POLISHED STONE.
09.02	PLASTER CONTROL JOINT
09.03	DECORATIVE STEEL BRACKET, PAINT.
09.04	DECORATIVE TILE INLAY, GLAZED TERRA COTTA 3'X6' TERRA COTTA TILE, HERRINGBONE PATTERN, 2'X2' PAINTED PORCELAIN TILE ACCENT, ARCHITECT TO SELECT FROM "LATIN ACCENTS" AVAILABLE PATTERNS.
09.05	PORCELAIN LARGE-FORMAT WALL TILE INLAY.
10.03	12" DIMENSIONAL ALUMINUM LETTERS.
10.04	CLOCK, 3 COAT PLASTER FACE w/ 4" H. DIMENSIONAL ALUM. NUMERALS.
26.01	DECORATIVE LIGHT FIXTURE - MANF./MODEL TBD.



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EXTERIOR  
ELEVATIONS

SHEET

A3.1





PERSPECTIVE FROM PLAZA PARK



PERSPECTIVE FROM PARK DRIVE



"HOLIDAY" PERSPECTIVE FROM CALIFORNIA AVE



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EXTERIOR  
PERSPECTIVES

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SHEET TITLE  
SITE RECORD SURVEY

SHEET

S1.0

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THAT RECORD OF SURVEY FILED IN BOOK 14 OF SURVEYS, PAGE 28 BASED ON MONUMENTS FOUND ALONG THE SOUTH LINE OF LOTS 3-5, BLOCK XIII OF THE MAP OF FAIR OAKS CITY, BK. 'A' SURVEYS, PG. 48, THE BEARING TAKEN AS N89°54'15"E.

## LEGEND

- DIMENSION POINT, NOTHING FOUND, NOTHING SET
- FOUND MONUMENT AS NOTED
- ⌄ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "LS 5914" OR AS NOTED
- [ ] RECORD DATA REFERENCE NO.
- B.M. BOOK OF MAPS
- R.S. BOOK OF SURVEYS
- P.M. BOOK OF PARCEL MAPS
- SFNF SEARCHED FOR NOTHING FOUND

## NOTES

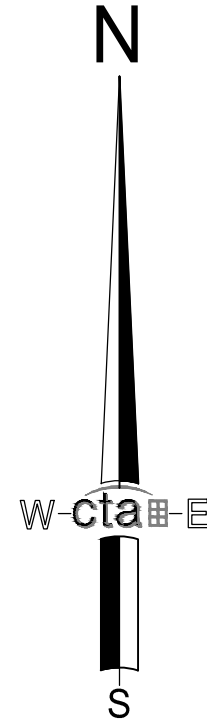
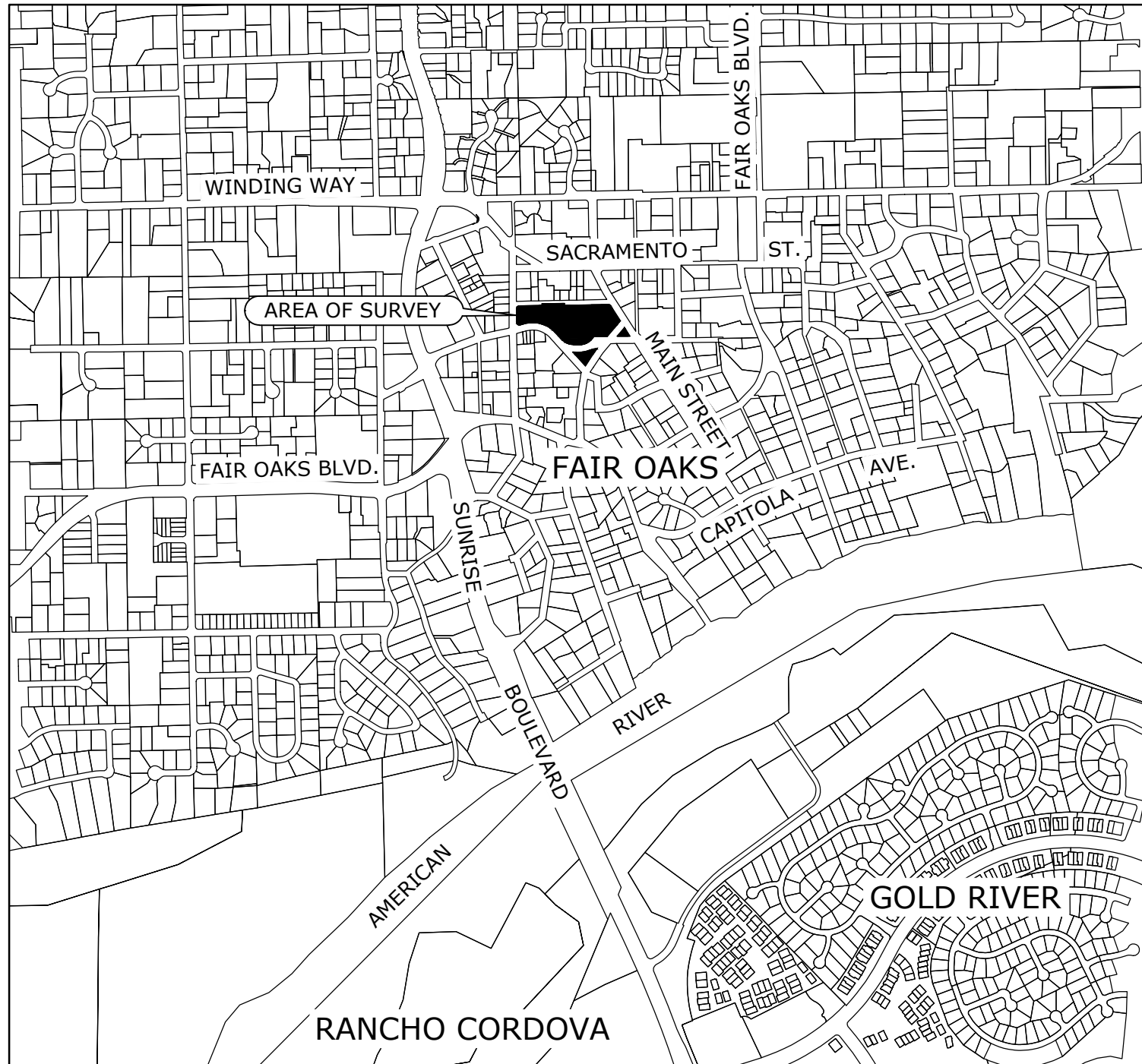
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THE SUM OF INDIVIDUAL PARTS OF A LINE MAY NOT EQUAL THE OVERALL LENGTH DUE TO ROUNDING.
- THE PURPOSE OF THIS RECORD OF SURVEY IS TO DOCUMENT THE LINES OF THE PARCEL DESCRIBED IN DOC. NO. 201808290225, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND TO DOCUMENT THE MONUMENTS SET IN CONFORMANCE WITH SECTION 8762 (B)(5) OF THE LAND SURVEYORS ACT.
- THIS SURVEY DOES NOT CREATE, MERGE OR ELIMINATE ANY LEGAL LOTS AS DEFINED BY THE SUBDIVISION MAP ACT.

## BOUNDARY NARRATIVE

- THE NORTH LINE OF PARK STREET AND THE FAIR OAKS RECREATION AND PARK DISTRICT PARCEL WAS ESTABLISHED FROM FOUND MONUMENTS ALONG THE SOUTH LINE OF LOTS 3-5, BLOCK XIII, FAIR OAKS CITY, AS SHOWN ON THOSE CERTAIN RECORD OF SURVEYS RECORDED IN BOOK 60 OF SURVEYS, PAGE 20, BOOK 71 OF SURVEYS, PAGE 20 AND BOOK 75 OF SURVEYS, PAGE 2.
- FAIR OAKS BOULEVARD (FORMERLY HOWARD STREET) CENTERLINE AND RIGHT OF WAY ADJACENT TO BLOCK XIII WAS ESTABLISHED FROM MONUMENTS FOUND ALONG THE WEST LINE OF FAIR OAKS BOULEVARD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 92 OF SURVEYS, PAGE 16.
- FAIR OAKS BOULEVARD CENTERLINE AND RIGHT OF WAY ADJACENT TO BLOCK XXIV, FAIR OAKS CITY, WAS ESTABLISHED HOLDING THE RECORD DISTANCE ALONG THE NORTH LINE OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 66 OF PARCEL MAPS, PAGE 8, BASED UPON THE MONUMENTS FOUND ALONG THE SOUTH LINE OF PARCEL 9 OF SAID PARCEL MAP. THIS WAS ALSO USED TO ESTABLISH THE WESTERLY LINE OF TEMESCAL STREET.
- THIS SURVEY SHOWS SEVERAL PARCELS LOCATED IN BLOCK XXIV, FAIR OAKS CITY FOR THE PURPOSE OF ESTABLISHING THE ALIGNMENT OF SIERRA STREET BETWEEN CALIFORNIA STREET AND TEMESCAL STREET. THE ESTABLISHED ALIGNMENT OF SIERRA STREET IN THIS AREA WAS CHECKED AGAINST THE PHYSICAL IMPROVEMENTS IN THIS AREA AND FOUND TO BE NEARLY PARALLEL WITH THE IMPROVEMENTS ALTHOUGH NOT CENTERED WITHIN THE RIGHT OF WAY ESTABLISHED. WE FOUND NO OTHER RECORD INFORMATION FOR SIERRA STREET IN THIS AREA.
- ALTHOUGH IT IS NOT A PART OF THIS SURVEY, IN REVIEWING THE DEEDS ALONG THE NORTH LINE OF BLOCK XXIV WE NOTED THAT THERE IS POTENTIALLY SOME DISCREPANCY WITH THE SOUTH LINE OF CALIFORNIA STREET. THE DEED CALL IN DOC. NO. 20090730-0564 CALLS TO THE NORTH LINE OF LOT 1, BLOCK XXIV THEN ALONG THE ARC OF A CURVE. THIS WOULD BE CONSISTENT WITH BOOK 1 OF SURVEYS PAGE 48. THE DEED CALL IN DOC. NO. 20161129-0387 CALLS TO THE SOUTHWESTERLY LINE OF CALIFORNIA AVENUE, THEN NORTHWESTERLY 8.23 FEET THEN WEST ALONG THE SOUTH LINE OF SAID AVENUE. THIS APPEARS TO BE MORE CONSISTENT WITH BOOK 7 OF MAPS, PAGE 15 WHICH WAS AN AMENDMENT TO THE FAIR OAKS CITY TOWNSITE. NO OTHER RECORD INFORMATION HAS BEEN FOUND TO ADDRESS THIS ISSUE.

## REFERENCES

- 1 R.S. 48 (BK. 'A' SURVEYS PG. 48)
- 3 R.S. 134
- 11 R.S. 5
- 14 R.S. 28
- 60 R.S. 20
- 67 R.S. 35
- 71 R.S. 20
- 75 R.S. 2
- 85 R.S. 31
- 92 R.S. 16
- 66 P.M. 8
- 67 P.M. 25
- 73 P.M. 3
- 7 R.M. 15 (CHANGES TO FAIR OAKS TOWNSITE)
- UNRECORDED SURVEY DATED AUG. 8, 1969 BY NORM BAILLIFF
- DOC. 201611290387
- DOC. 201711271733
- DOC. 201708290223



# RECORD OF SURVEY

FAIR OAKS VILLAGE PARK, PLAZA PARK, COMMUNITY CLUBHOUSE & VETERANS MEMORIAL AMPHITHEATRE

BEING PORTIONS OF BLOCK XIII AND BLOCK XXIV OF THE MAP OF FAIR OAKS CITY, BK. 'A' SURVEYS, PG. 48 AND LYING WITHIN SECTIONS 12 & 13, T. 9 N., R. 6 E., M.D.M.

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

APRIL, 2020

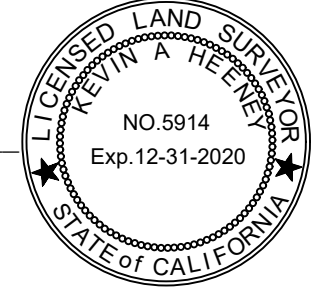
cta Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning

SHEET 1 OF 2

## SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE FAIR OAKS RECREATION AND PARK DISTRICT IN FEBRUARY, 2020.

KEVIN A. HEENEY P.L.S. 5914



DATE

## COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

JON D. SCARPA PLS 7554  
COUNTY SURVEYOR

## RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_, \_\_\_\_M.

IN BOOK \_\_\_\_\_ OF SURVEYS, AT PAGE \_\_\_\_\_

AT THE REQUEST OF THE CTA ENGINEERING AND SURVEYING.

FILE No. \_\_\_\_\_

DONNA ALLRED, COUNTY RECORDER

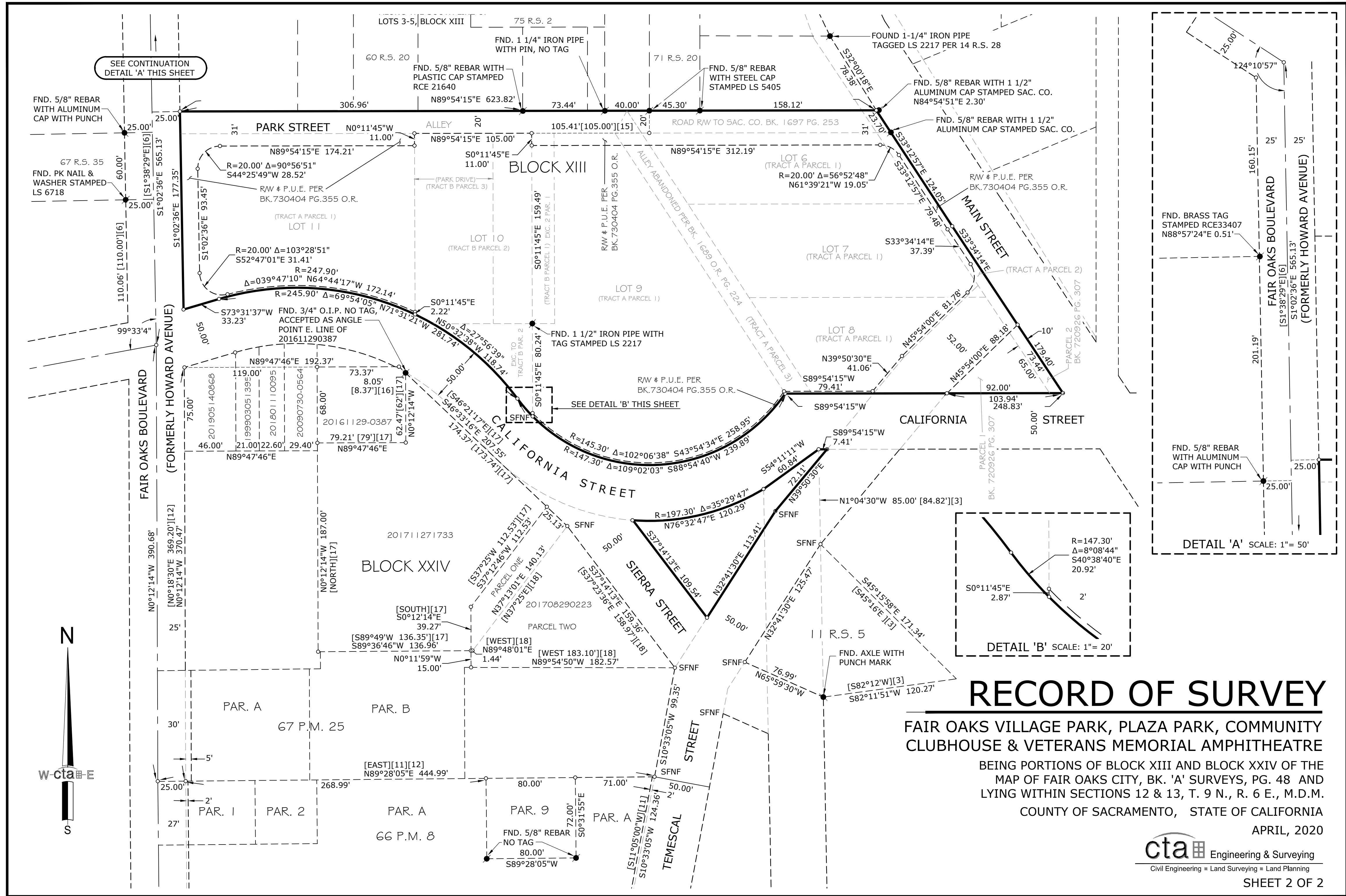
DEPUTY COUNTY RECORDER





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DESIGN REVIEW SUBMITTAL  
VILLAGE PARK RENOVATION PROJECT  
4238 MAIN STREET  
FAIR OAKS, CALIFORNIA 95628



## RECORD OF SURVEY

FAIR OAKS VILLAGE PARK, PLAZA PARK, COMMUNITY CLUBHOUSE & VETERANS MEMORIAL AMPHITHEATRE  
BEING PORTIONS OF BLOCK XIII AND BLOCK XXIV OF THE  
MAP OF FAIR OAKS CITY, BK. 'A' SURVEYS, PG. 48 AND  
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APRIL, 2020

cta Engineering & Surveying  
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SHEET 2 OF 2

ISSUE DATE

PROJECT NO: 19032  
DRAWN BY: AH/CR  
CHECKED BY: MR  
SCALE: As Shown

SHEET TITLE  
SITE RECORD SURVEY  
PLAN

SHEET

S1.1